

## **Inclusionary By-Law - Questions and Answers**

- Q:** What is the most important advantage of adopting an Inclusionary By-Law that will require developers to make 10% of the housing units in their projects affordable?
- A:** Massachusetts law mandates that each community must have 10% of its housing stock affordable to families or individuals who make less than 80% of median household income for the area. This By-Law keeps that 10% from becoming a moving target that could prevent Mendon from ever catching up to the 10% affordable goal.
- Q:** Providing affordable housing will cost developers money. Is that legal?
- A:** Absolutely. The basic underlying premise of M.G.L. 40B, is that both developers and communities must share the public costs of providing affordable housing to residents with household incomes that do not exceed 80% of the median income, currently \$62,505, for the Worcester County area. It is similar to an impact fee commonly levied on developers, and this By-Law does provide incentives to offset the costs of providing affordable housing such as a density bonus and waivers.
- Q:** What is the density bonus?
- A:** For every two affordable units constructed, a developer is allowed one additional market rate unit.
- Q:** What kinds of waivers could be granted by the Planning Board?
- A:** One example would be a reduction in minimum dimensional requirements such as lot area, frontage, or setback requirements.
- Q:** What other advantages does this By-Law have for Mendon?
- A:** Paragraph (k), Local Preference, includes a provision that, to the extent practicable, 70% of the affordable units shall be initially offered to Town of Mendon residents over the age of 55, residents whose spouse, son, daughter, father, mother, brother, sister, grandfather or grandmother lives in Mendon, or Town of Mendon municipal or school department employees.
- Q:** What segments of Mendon's population are in need of affordable housing?
- A:** Senior citizens are the fastest growing segment of our population. There are currently 1370 residents 55 years of age or older, 650 families with median incomes of less than \$50,000, 605 residents with a disability, 82 households headed by a single mother, and young people in need of low-end rentals.
- Q:** What enforcement mechanisms are included in this By-Law?
- A:** Building permits shall not be issued unless all deed restrictions and other documents are executed. Also, no Certificate of Occupancy shall be issued to more than 50% of the market rate units until 100% of the affordable units required to be constructed have obtained a Certificate of Occupancy.
- Q:** Who will oversee this enforcement?
- A:** Mendon now employs an Affordable Housing Coordinator who will work to ensure compliance with the law. The Housing Coordinator will also assist applicants in navigating through the affordability requirements and any documentation.